116.0	0001	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	597,200 / 597,200
					USE VALUE:	597,200 / 597,200
					ASSESSED:	597,200 / 597,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDERS SHARON M
Owner 2:	
Owner 3:	
Street 1:	105 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARTON MARY E -
Owner 2:	-
Street 1:	105 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,715 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 1411 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5715.000	182,300	900	414,000	597,200
Total Card	0.131	182,300	900	414,000	597,200
Total Parcel	0.131	182,300	900	414,000	597,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.19 | /Parcel: 423.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74154

GIS Ref

GIS Ref

Insp Date 09/26/18

!8975!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	182,300	900	5,715.	414,000	597,200	597,200	Year End Roll	12/18/2019
2019	101	FV	163,900	1000	5,715.	408,100	573,000	573,000	Year End Roll	1/3/2019
2018	101	FV	163,900	0	5,715.	313,500	477,400	477,400	Year End Roll	12/20/2017
2017	101	FV	163,900	0	5,715.	295,700	459,600	459,600	Year End Roll	1/3/2017
2016	101	FV	163,900	0	5,715.	272,100	436,000	436,000	Year End	1/4/2016
2015	101	FV	163,100	0	5,715.	254,300	417,400	417,400	Year End Roll	12/11/2014
2014	101	FV	163,100	0	5,715.	234,200	397,300	397,300	Year End Roll	12/16/2013
2013	101	FV	163,100	0	5,715.	234,200	397,300	397,300		12/13/2012

PRINT

Date	Time
12/10/20	23:30:09

LAST REV

Date	Time
10/30/20	08:39:34
danam	

PAT ACCT. 8975

USER DEFINED

Prior Id # 1:	74154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTON MARY E,	54786-168		6/4/2010		380,000	No	No		
	9484-257		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	890	Addition	26,000	O				
11/6/2013	1637	Manual	2,500	C				
3/11/2011	139	Redo Bat	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
2/3/2014	Info Fm Prmt	EMK	Ellen K
11/26/2008	Meas/Inspect	163	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/10/2000	Measured	263	PATRIOT
5/18/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5715		Sq. Ft.	Site		0	70.	1.03	6									414,016						414,000	

Total AC/HA: 0.13120 | Total SF/SM: 5715 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,016 | Spl Credit | Total: 414,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	84424
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264182
Depreciation:	81896
Depreciated Total:	182285

COMMENTS

643-6392 SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

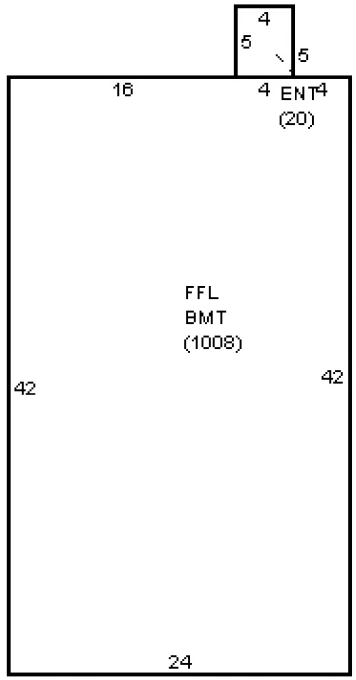
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.92
Special Features:	0	Val/Su Net:	89.54
Final Total:	182300	Val/Su SzAd	180.85

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	49.890	50,288
FFL	First Floor	1,008	127.920	128,943
ENT	ENTRY	20	26.330	527
	Net Sketched Area:	2,036	Total:	179,758
Size Ad	1008	Gross Are	2036	FinArea 1411

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	40	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X20	A	AV	2000	3.42	T	15.2	101			900			900

More: N | Total Yard Items: 900 | Total Special Featues: | Total: 900

IMAGE

AssessPro Patriot Properties, Inc